

Raymond Planning Board Minutes
January 20, 2011

Approved 02/10/2011

Place: Raymond High School; Media Center
Call to Order: 7:00 p.m.

Members Present: Jonathan Wood, Chairman; Carolyn Matthews, Vice Chairman; Doug Vogel, Secretary; Gretchen Gott; Bill Cantwell; Jim Kent; Don Hedman, Alternate.

Members Absent: Bill Hoitt, Board of Selectmen Ex-officio

Staff Present: Ernest Cartier Creveling, Community Development Director; Patrick L. Bower, P.E., Public Works Director; Robert Price, Planning Technician.

Pledge of Allegiance

Gary Brown of 20 Chester Road and Lee Ribblett of 10 Governors Drive each expressed interest in the two vacant positions on the Southern NH Planning Commission. The Board agreed, since each person was here to participate in tonight's main topic of discussion, that the interviews would be conducted near the end of the meeting.

Mr. Hedman was seated in place of Mr. Cantwell for the Approval of Minutes only.

Approval of Minutes

Members Sitting for Approval of Minutes: Jonathan Wood; Carolyn Matthews; Doug Vogel; Gretchen Gott; Jim Kent; Don Hedman.

MOTION: Ms. Matthews made a motion, seconded by Mr. Vogel, to approve the minutes of January 06, 2011 as drafted. The motion carried with a vote of 6-0-1, with Mr. Kent abstaining.

Mr. Hedman stepped down from the Board at this time and Mr. Cantwell returned to his seat.

Work Session – Zoning Impact of Mottolo Water Line

Multi-Board Meeting to discuss Zoning Impact of Mottolo Water Line

Members Sitting for this Discussion: Jonathan Wood; Carolyn Matthews; Doug Vogel; Gretchen Gott; Jim Kent; Bill Cantwell.

Mr. Bower stated the contract for the engineering of the water line extension has been approved. Engineering work will be completed by Underwood Engineers. He noted that the path of the water line will be from the intersection of Routes 102 & 107 south to Blueberry Hill Road, past Windmere Drive, up Strawberry Lane a little bit, almost to Blake Road.

Mr. Bower noted the timeline is anticipated to be quick, with engineering work being completed throughout the winter months. He stated the engineers hope to have a bid package prepared by April or May. He also noted there is no indication yet as to which side of Route 102 the water line will be installed.

Mr. Bower explained that the Town will be reaching out to homeowners along the path of the water line, adding the opportunity will be presented for people to connect, at their own expense, if they desire. He stressed the contract is specifically for the 25 homeowners affected by the Mottolo site.

The Planning Board got into a general discussion regarding the water line, the water system as a whole, and specific details about the water line itself.

Mr. Vogel stated he has heard from a number of residents in the area that have expressed a desire for Raymond to remain a bedroom community, and that the Route 102 area should remain residentially zoned as opposed to being opened up to commercial zoning.

Mr. Brown of 20 Chester Road stated he feels the Board should again ask the people who live along Route 102 what their opinion is. Mr. Wood stated residents will be invited back to participate in the next meeting on this topic.

Elmer Pease, property owner of Map 22, Lot 9, the site of the approved "Granite Meadows" site plan located at Exit 4, stated he has lived in the area for 22 years, and is familiar with this particular corridor. He noted there is a great deal of potential here for non-residential uses, however, he stressed the problem is there are too many existing residential uses for the area to be enticing for developers. He stated in his opinion, this area is best suited for commercial offices, or maybe light industrial activity, not retail development. He stated whatever is proposed will probably be passed at Town Meeting, but the Board needs to stand behind whatever it puts in place.

Ms. Gott stated she feels a cost of community services analysis needs to be completed to show the best return for this area. Mr. Pease explained whenever he's completed such studies the results have indicated commercial and industrial uses have less impact than do residential uses.

Ms. Matthews stated to her, the more interesting question is what kind of commercial development generates what kinds of, and how much traffic. Mr. Pease acknowledged certain uses generate certain traffic patterns at certain times.

Paul McCoy of the Raymond Zoning Board of Adjustment suggested the Planning Board use a flex zoning system.

Mr. Brown stated the best use might be a high-tech or business campus use, but a totally different high-tech use, one with many limits, or perhaps a commercial/light industrial technology zone, or possibly medical supply companies.

Mr. Vogel asked if anyone knew for sure what Route 102 could handle in terms of traffic volume. He stated it is important to gear uses toward what the infrastructure can sustain. Mr. Pease stated much of this information can be acquired from the NH Department of Transportation (i.e. curb cuts, and traffic counts).

Mr. Pease stated the Board should establish what works, take feedback, and then establish what is reasonable. He stressed the Board should consider how far it will go to uphold the regulations it has in place.

The Board thanked everyone for their attendance and input. The next meeting on this topic will be held February 10, 2011, and the Board requested that residents be invited.

Interviews for Southern NH Planning Commission Vacancies

Members Sitting for this Discussion: Jonathan Wood; Carolyn Matthews; Doug Vogel; Gretchen Gott; Jim Kent; Bill Cantwell.

Lee Ribblett of 10 Governors Drive was the first person interviewed by the Board about the vacant position on the Southern NH Planning Commission. Next, the Board interviewed Gary Brown of 20 Chester Road.

Mr. Price noted there are two current vacancies to be filled: one for a term expiring June 30, 2011 and the other for a term expiring June 30, 2013. The Board agreed it would be best for the Board of Selectmen to work out who should fill each vacant term.

MOTION: Mr. Vogel made a motion, seconded by Mr. Cantwell, to recommend to the Board of Selectmen that both Lee Ribblett and Gary Brown be appointed to the Southern NH Planning Commission. The motion carried with a unanimous vote of 6-0-0.

Other Business

Members Sitting for this Discussion: Jonathan Wood; Carolyn Matthews; Doug Vogel; Gretchen Gott; Jim Kent; Bill Cantwell.

Mr. Cartier Creveling stated he met with the Executive Director of the Manchester Transit Authority to discuss options for establishing a bus service in Raymond. He stated the legwork will be started to see if this is viable.

Mr. Cartier Creveling stated warrant articles are being prepared and finalized for submission.

The Board heard reports from its members serving on other Boards and Committees.

Adjournment

MOTION: Mr. Cantwell made a motion, seconded by Mr. Vogel, to adjourn. The motion carried with a unanimous vote of 6-0-0. The meeting adjourned at approximately 8:40 p.m.

Respectfully submitted,

Robert Price
Planning Technician